

To: Jeffrey Epstein[jeevacation@gmail.com]; [REDACTED]
From: Michael Gargano
Sent: Sat 11/9/2013 3:31:07 PM
Subject: RE: Culver Studios

Here is the link to our preliminary financing book. New link to download the revised file :
<http://we.tl/V5JSOOSGTJ>.

From: Jeffrey Epstein [jeevacation@gmail.com]
Sent: Saturday, November 09, 2013 7:14 AM
To: Michael Gargano; [REDACTED]
Subject: Re: Culver Studios

im not back until first week in dec. but might be on the west coast before.

On Sat, Nov 9, 2013 at 11:08 AM, Michael Gargano <[REDACTED]> wrote:

Hi Jeffrey. The pricing for the studio is getting too rich for me so thought I would let you know. We were in the low \$80s and now the bids are well over \$90M - being bid up by Michael Eisner and also a REIT. There's too much money chasing deals. It's frustrating because we were working on a long term arrangement with Fox to tape three 1- hour shows there. But the arrangement doesn't work at a \$90M plus price. In fact Fox surprised me by saying on Wed that they may want to JV with us. Anyway, just thought you might be curious.

Also, any chance you are around this week for me and Anthony to stop by - just want to get advice on raising money and meeting possible tech/entertainment tenants for the project. It would be much appreciated. Thanks.

Michael

Sent from my iPhone

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